



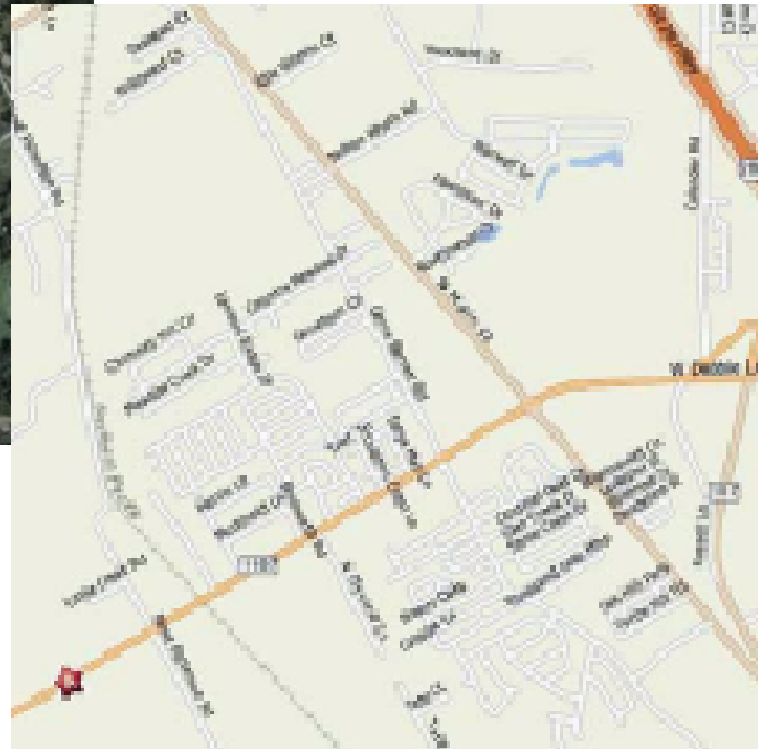
ANGMAR REALTY

A Commercial Real Estate Company

2301 Hwy 1187 • Suite 203 • Mansfield, TX 76063

For Sale

*19+/- Acres - Tarrant County/Mansfield ETJ
8040 Rendon Bloodworth, Mansfield, TX 76063*



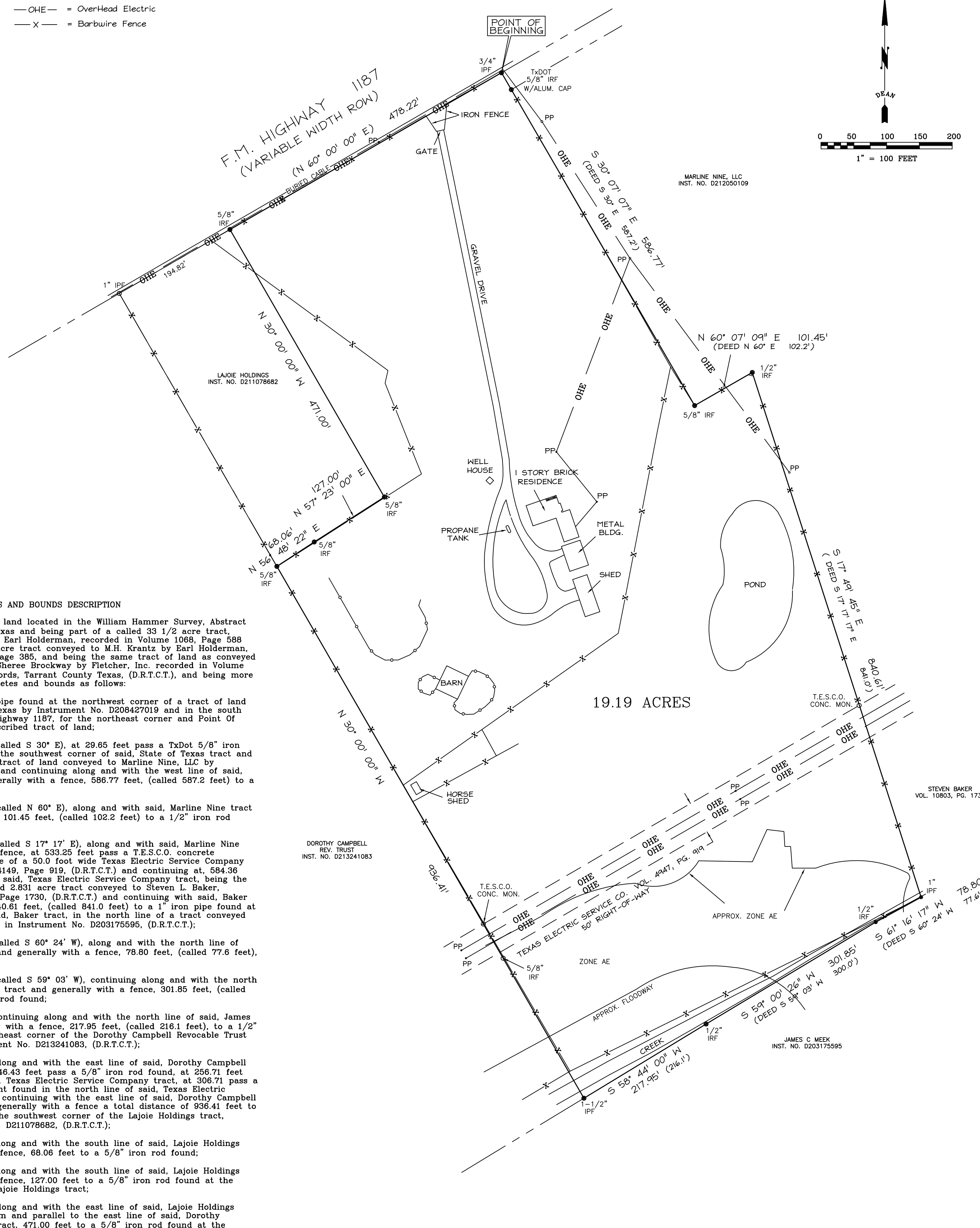
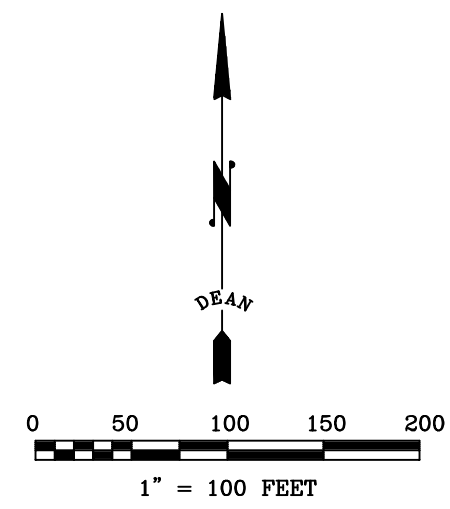
Property Information:

- Approximately 19.19+/- acres
- Tarrant County/Mansfield ETJ
- Water available across front of property
- Electricity ran to parts of the property
- 475' of FM 1187 frontage
- Great location for Retail, Warehouse or Boat/RV Storage business
- In the County
- High traffic FM 1187 frontage
- Fast growing area
- **Asking \$1,925,000.00**

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817-801-3486 Fax
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www.AngMarRealty.com

LEGEND

- IRF = Iron Rod Found () = Record Data
- IRS = Iron Rod Set —OHE— = OverHead Electric
- ROW = Right of Way —X— = Barbiwire Fence
- IPF = Iron Pipe Found
- PP = Power Pole



METES AND BOUNDS DESCRIPTION

Being a 19.19 acre tract of land located in the William Hammer Survey, Abstract No. 650, Tarrant County, Texas and being part of a called 33 1/2 acre tract, conveyed to M.H. Krantz by Earl Holderman, recorded in Volume 1068, Page 588 and part of a called 46.5 acre tract conveyed to M.H. Krantz by Earl Holderman, recorded in Volume 1120, Page 385, and being the same tract of land as conveyed to Jon Brockway and wife Sheree Brockway by Fletcher, Inc. recorded in Volume 1187B, Page 1776, Deed Records, Tarrant County Texas, (D.R.T.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/4" iron pipe found at the northwest corner of a tract of land conveyed to the State of Texas by Instrument No. D208427019 and in the south right-of-way line of F.M. Highway 1187, for the northeast corner and Point Of Beginning of the herein described tract of land;

THENCE, S 30° 07' 07" E, (called S 30° E), at 29.65 feet pass a TxDot 5/8" iron rod with aluminum cap at the southwest corner of said, State of Texas tract and the northwest corner of a tract of land conveyed to Marline Nine, LLC by Instrument No. D212050109 and continuing along and with the west line of said, Marline Nine tract and generally with a fence, 586.77 feet, (called 587.2 feet) to a 5/8" iron rod found;

THENCE, N 60° 07' 09" E, (called N 60° E), along and with said, Marline Nine tract and generally with a fence, 101.45 feet, (called 102.2 feet) to a 1/2" iron rod found;

THENCE, S 17° 49' 45" E, (called S 17° 17' E), along and with said, Marline Nine tract and generally with a fence, at 533.25 feet pass a T.E.S.C.O. concrete monument in the north line of a 50.0 foot wide Texas Electric Service Company tract, recorded in Volume 4149, Page 919, (D.R.T.C.T.) and continuing at, 584.36 feet pass the south line of said, Texas Electric Service Company tract, being the northwest corner of a called 2.831 acre tract conveyed to Steven L. Baker, recorded in Volume 10803, Page 1730, (D.R.T.C.T.) and continuing with said, Baker tract a total distance of 840.61 feet, (called 841.0 feet) to a 1" iron pipe found at the southwest corner of said, Baker tract, in the north line of a tract conveyed to James C. Meek, recorded in Instrument No. D203175595, (D.R.T.C.T.);

THENCE, S 61° 16' 17" W, (called S 60° 24' W), along and with the north line of said, James C. Meek tract and generally with a fence, 78.80 feet, (called 77.6 feet), to a 1/2" iron rod found;

THENCE, S 59° 00' 26" W, (called S 59° 03' W), continuing along and with the north line of said, James C. Meek tract and generally with a fence, 301.85 feet, (called 300.0 feet), to a 1/2" iron rod found;

THENCE, S 58° 44' 00" W, continuing along and with the north line of said, James C. Meek tract and generally with a fence, 217.95 feet, (called 216.1 feet), to a 1/2" iron rod found at the southeast corner of the Dorothy Campbell Revocable Trust tract, described in Instrument No. D213241083, (D.R.T.C.T.);

THENCE, N 30° 00' 00" W, along and with the east line of said, Dorothy Campbell Revocable Trust tract, at 246.43 feet pass a 5/8" iron rod found, at 256.71 feet pass the south line of said, Texas Electric Service Company tract, at 308.71 pass a T.E.S.C.O. concrete monument found in the north line of said, Texas Electric Service Company tract and continuing with the east line of said, Dorothy Campbell Revocable Trust tract and generally with a fence a total distance of 936.41 feet to a 5/8" iron rod found at the southwest corner of the Lajoie Holdings tract, described in Instrument No. D211078682, (D.R.T.C.T.);

THENCE, N 56° 48' 22" E, along and with the south line of said, Lajoie Holdings tract and generally with a fence, 68.06 feet to a 5/8" iron rod found;

THENCE, N 57° 23' 00" E, along and with the south line of said, Lajoie Holdings tract and generally with a fence, 127.00 feet to a 5/8" iron rod found at the southeast corner of said, Lajoie Holdings tract;

THENCE, N 30° 00' 00" W, along and with the east line of said, Lajoie Holdings tract, being 194.82 feet from and parallel to the east line of said, Dorothy Campbell Revocable Trust tract, 471.00 feet to a 5/8" iron rod found at the northeast corner of said, Lajoie Holdings tract and in the south right-of-way line of F.M. Highway 1187;

THENCE, N 60° 00' 00" E, (reference line), along and with the south right-of-way line of F.M. Highway 1187 and generally with a fence, 478.22 feet to the POINT OF BEGINNING, containing a gross acreage of 868,855 square feet, save and except 32,895 square feet conveyed to Texas Electric Service Company, recorded in Volume 4947, Page 919 leaving a net acreage of 835,960 square feet or 19.19 acres of land.



SURVEYOR:
Dean Surveyors
5116 Bellefontaine Drive
Arlington Texas, 76017
817-487-9486

Ronnie E. Dean - R.P.L.S. No. 5314
This is to certify that I, Ronnie E. Dean, a Registered Professional Land Surveyor for the State of Texas, have prepared this survey, as shown hereon from an actual survey made on the ground and that this plat correctly represents that survey made by me or under my direction and supervision.

Job No. 150428 Surveyed on the ground May 9, 2015

NOTES:

1. Bearings shown are referenced to, (N 60° 00' 00" E) along the south right-of-way line of Highway 1187 as described in Volume 1167B, Page 1776, D.R.T.C.T.
2. A small portion of this property is shown as being located in Zone "AE" by Flood Insurance Rate Map No. 48439C0460 K, dated September 25, 2009.

SURVEY MAP
BEING 19.19 ACRES

OUT OF THE WILLIAM HAMMER SURVEY, ABSTRACT NO. 650
TARRANT COUNTY, TEXAS



Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any coincidental information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>AngMar Commercial Real Estate</u>	<u>591895</u>	<u>aaron@angmarcompanies.com</u>	<u>(817)469-6739</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Aaron Stalberger - Broker - VP of Operations</u>	<u>549000</u>	<u>aaron@angmarcompanies.com</u>	<u>(817)726-6454</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Licensed Supervisor of Sales Agent/ Associate</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
Sales Agent/Associate's Name	License No.	Email	Phone
<u>Buyer/Tenant/Seller/Landlord Initials</u>		<u>Date</u>	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date